### FOUNDATIONS tions designed by structural engineer Please refer to s.e. drawings for specifications.

# ROUND FLOOR CONSTRUCTION: -

Minimum of 150mm well compacted approve stone (hardcore) and blinded with sand beneath 150mm Concrete floor slab with Monarflex or similar approved damp proof membrane securly fitted above. Membrane to lap up to damp proof course, 120mm Kingspan or similar insulation above DPM. Overall thermal build up to meet minimum Building Regulation criteria 0.13W/m2K. 65mm screed installed above the insulation. Where under floor heating is to be installed, screed level should be increased as per manufacturer's recommendation. Refer to Spot Detailing for Buildup.

# DRAINAGE

Drains beneath buildings to be protected as below and to Local Authority approval. Where drainage pipes pass through wall provide

Concrete lintels to each leaf of wall over pipes length of pipe bedded in wall joints to be within EXTERNAL GLAZING AND JOINERY 150mm of either wall face, with 600mm maximum length rocker pipe either side. All pipes to have flexible joints.

Underground drainage systems to be Kite marked 110 and 160mm diameter PVC-U extrusion drainpipes and fittings to BS 4660: 1989 and BS EN 1401-1: 1998 and installed in accordance with BS 5955: part 6: 1980 BS

ALL DRAINAGE RUNS AND INVERTS TO BE CHECKED ON SITE. ALL NEW CONNECTIONS TO BE DETERMINED ON SITE AND AGREED BY LOCAL AUTHORITY BUILDING INSPECTOR. CCTV DRAINAGE SURVEY REQUIRED.

## DAMP PROOF COURSE

2000T Black polyethylene damp proof course to BS6515 on mortar bed at a minimum 150mm above finished ground level. 100mm D.P.C. in outer leaf of external cavity wall, 100mm D.P.C. in inner leaf of external wall, party walls and with Approved Document L, (2006) L1A, Section internal load bearing walls to be continuous with damp proof membrane. Ensure damp proof courses do not project into cavities. Joined every four fixed light fittings damp proof courses to be lapped minimum 150mm. Damp proof course to be totally imperforate and to have superstructure brick and block work bedded on top surface.

# DPC course above finished ground level should

have a 'weathered/struck' pointed joint Cavities to be filled with GEN1/ST2 concrete to 225mm below lowest D.P.C. and sloped outwards. External leaf of cavity wall to be of emi-engineering or feature facing brickwork (F.L. quality) for a minimum of 3 No. Courses below D.P.C. to suit finished ground levels. RAINWATER GOODS

Rainwater gutters and down pipes to be manufactured in heavy grade pvc U to BS 4576 in grev. Gutter to be 112mm half round section with 68mm circular drops. Down pipes should be spaced accordingly to avoid overcapacity check manufacturers roof areas data.

## FLASHINGS

NOTE

not exceeding 1.5m. Step and cover flashing dressed over tiles by at least 150mm and turned up brickwork at least 150mm. Flashing fixed in position with lead wedges 25mm minimum into brickwork joint and pointed (all in accordance with recommendations made by the Lead Development Association)

GENERAL Do not scale drawings. All heights, levels, sizes and dimensions to be

checked on site before any work is put in hand. CAVITY TRAYS Flexible polyethylene cavity trays (to BS.6398) with stop ends formed on site, to be used over window and door heads in conjunction with steel lintels. The cavity travs to be the same length as the lintel and be formed between the brickwork and steel angle. Approved proprietary weep holes positioned at 450mm centres in

WINDOW AND DOOR SCHEDULE

900

900

1125

1125

2050

1800 675 675

1237.5

900

SKY LIGHT NO. STRUCTURAL OPENING SIZE (mm)

WIDTH

1200

DOOR NO. STRUCTURAL OPENING SIZE (mm)

WIDTH

1012.5

1012. 1012. 1350

1012.5

4862 3262.5 2125 1012.5

1012.5

1012.5 675

LL WINDOW/DOOR OPENINGS TO BE MEASURED ON SITE

BY WINDOW PROVIDER PRIOR TO MANUFACTURE TO

ENSURE CONSTRUCTION SIZES CATERED FOR.

675

х

1237.5

x

1650 1050

1200

1200

1050

1050

HEIGH

HEIGH

2100

1800

2500

perpendicular joints of brickwork.

W01

🐨 W02

FIXED

FIXED

твс 🔻

**W**03

W04

W05 W06

W07

W08

W09 ob. W10

₩ W1.01 W1.02

**W** W10

ob. W1.05 ob. W1.06

ob. W1 (

ob. W1.1 W1.1

▼ W2.01 W2.02

W3.01

W3.02

W3.03

W3.05

W3 06

LT 01

D04

D07 D08

D1.01

01.04 01.05

D2.01 D2.02

W D3.0

FD30 FD30 🐨

FD30

FD30 FD30

W3.04

GALVANISED STEEL BEAMS / LINTELS vanized steel lintels designed, tested and manufactured fully in accordance with BS5977 with integral insulation. Minimum bearing of

lintels to be 150mm each end. Bearing to be onto complete block. Refer to drawings for individual lintel types

## and locations. CAVITY BARRIERS

Fire stopping barriers will be provided in the ollowing positions: Separating, party or compartment roof levels - at underside of roof tiling 60mm mineral fibre guilt laid over top of wall and tucked down at side of trussed rafters before felt and battens.

VERTICAL BARRIERS Junctions of External wall and party walls. Size dependent on cavity width) Rockwool TCB or similar approved sleeves built in to form a

continuous barrier with flanges firmly tacked to blockwork face

Window frames to be aluminium dark grey with double glazed units incorporating 'K' glass. All new glazing to have 16mm air gap to achieve a maximum u-value of 1.4 SAFETY GLAZING

Any glazing in windows upto a height of 800mm and doors up to a height of 1500mm above floor level to be safety glazing to 6206 :1981

# VENTILATION

Windows, whether used singly or in combination, to provide minimum opening lights equal to one twentieth (5%) of floor area of room served and to provide 4000 sq.mm. minimum of background ventilation via controlled trickle ventilators in kitchen, bathroom, cloakroom and utility room window or door and 8000 sq.mm. to habitable

# LIGHT FITTINGS

Energy efficient light fittings are to be installed in locations shown on the drawings. In accordance 1. which is one energy light fitting per 25m.sg. dwelling floor area or one energy light fitting per

CAVITY CLOSERS Insulated Approved Cavity closers (min thermal resistance path of 0.42W/mK) to be inserted at jambs and cills at open cavity wall junctions with doors and windows. The overlap of the frame and cavity closer must be a minimum of

30mm.Dpc flange must overlap with the frame. Expanding polyurethane sealing strip (Compriband) to be used between frame heads and undersides of lintels and below cills only where the gap exceeds 5-6mm below which silicone adhesive is to be specified. Gyproc sealant to be used around frames internally WALLS BELOW DAMP PROOF COURSE Concrete blocks for use below dpc should have: a density exceeding 1500kg/m3, or a compressive strengh not less than 7N/mm2. Approved aerated

### concrete blocks with a minimum density of 650ka/m2

LETTER BOXES Any letter box within the door is to have a maximum size of 260mm x 40mm and be fitted Code 4 milled lead sheet to BS 1178 in lengths with a secure flat as per Door abn Hardware

Federation (DHF) Standard 008:2012 ALL BUILDING WORK TO ACHIEVE THE FOLLOWING: U-Values:

WALLS - 0.18W/m2K ROOF - 0.13W/m2K



mist coat paint white MDF white finish Skirting to perimeter MDF white architraves to door openings tiling to kitchen & bathrooms only aminate to other rooms

tiled splashback where required

ALL SPECIFICATIONS TBC WITH CLIENT PRIOR TO COMENCEMENT OF WORKS

UNDERTAKEN BEFORE	0
WORKS COMMENCE GAS, WATER AND ELECTRIC	S
METERS TO BE RE-LOCATED AS PART OF THE PROPOSED WORKS, EXACT LOCATION	$\bigotimes$
TBC ON SITE WITH SPECIALIST.	
NEW RADIATORS TO BE PROVIDED THROUGHOUT FIRST AND SECOND FLOOR.	Ð
UNDERFLOOR HEATING TO BE PROVIDED ON GROUND FLOOR. LUXUSHEAT FC1 A&B TO BE	
USED- OR SIMILAR APPROVED. DESIGN TO BE PROVIDED BY THE MANUFACTURER	=0
COMPANY. MANIFOLD TO BE LOCATED IN THE UTILITY ROOM. CLIENT TO CONFIRM.	26
BATHROOM LIGHTS TO BE APPROPRIATELY IP RATED. LOCATION TBC WITH ELECTRICAL CONTRACTOR	R R
NEW CEILING MOUNTED EXTRACT FAN TO BE PROVIDED TO TOILETS/EN-SUITE/UTILITY ROOMS. EXTRACT DUCTED TO EXTERNAL	
AIR VIA WALL MOUNTED VENT, TBC BY PRINCIPAL CONTRACTOR.	
CALCULATIONS FOR ALL LOAD BEARING RETURNS LESS THAN 675MM TO BE	
PROVIDED BY STRUCTURAL ENGINEER.	
ALL NEW EXTERNAL WINDOWS AND DOORS WITHIN THE DWELLING	<b>&gt;</b>

ELECTRICS KEY

SYMBOL ITEM

WHITE SMOKE DETECTOR. REFER TO

PLAN LEGEND FOR SPECIFICATION.

QUANTIT

GF 1

FOR STEELS AND POSTS

EFER TO S.E. NOTES.

L ELECTRICAL POINTS TBC B

ECTRICAL CONTRACTOR OF

E PRIOR TO ANY WORK

MOVEMENT JOINTS TBC BY

**IV DRAIN SURVEY TO B** 

CONTRACTORON SITE

PROPRIFTARY

SHOULD MEET THE PAS 24

SECURITY STANDARD FOR

IE MAIN ENTRANCE DOOR INTO

THE DWELLING SHOULD BE FITTED

WITH A DOOR CHAIN OR LIMITER

PEEPHOLE, GLAZED SCREEN OR

DOOR SHOULD HAVE A MAXIMUN

FITTED WITH A SECURE FLAT TH

MEETS THE DOOR AND HARDWAR

EDERATION (DHF) STANDARD

PROVIDED WITH AN ACCESS POINT

ONNECTED BY A THROUGH-WAL

DUCT TO A NETWORK TERMINATIO

new 12.5mm plasterboard and skim to finish

008:2012. THE DWELLING(S) SHOULD BE

ON THE OUTSIDE WALL AND

BASIC FINISHES

SIZE OF 260MM X 40MM AND BE

AND DOOR VIEWER SUCH AS A

ANY LETTER BOX WITHIN THE

CONTROLLED FITTINGS.

DOOR ENTRY SYSTEM

		1
HD.	WHITE HEAT DETECTOR. REFER TO PLAN LEGEND FOR SPECIFICATION.	GF FF SF
S	GU10 LED SPOTLIGHT. SPECIFICATION TBC WITH CLIENT.	GF FF SF
S	GU10 LED IP RATED BATHROOM SPOTLIGHT. SPECIFICATION TBC WITH CLIENT.	GF FF SF
$\bigotimes$	PENDANT LIGHT FIXING. DESIGN TBC.	GF FF SF
	WALL UP/DOWN LIGHTING. SPECIFICATION TBC WITH CLIENT	GF FF SF
	CEILING LAMP PIR MOTION SENSOR	GF FF SF
	FLOOD LIGHTS, DESIGN TBC BY CLIENT	GF FF SF
	UP/ DOWN LIGHTS, DESIGN TBC BY CLIENT	GF FF SF
26	2 GANG SWITCH / FUSE SPUR (OR RELATIVE NUMBER) TO BE LINKED TO BELOW COUNTER SOCKETS FOR REQUIRED EQUIPMENT (W/MACHINE, FRIDGE FREEZER, OVEN, EXTRACTION ETC) SPECIFICATION TBC WITH ELECTRICAL CONTRACTOR PRIOR TO INSTALLATION	GF FF SF
36	3 GANG SWITCH / FUSE SPUR (OR RELATIVE NUMBER) TO BE LINKED TO BELOW COUNTER SOCKETS FOR REQUIRED EQUIPMENT (W/MACHINE, FRIDGE FREEZER, OVEN, EXTRACTION ETC) SPECIFICATION TBC WITH ELECTRICAL CONTRACTOR PRIOR TO INSTALLATION	GF FF SF
	0.45M HIGH DOUBLE SWITCH SOCKET, 2 GANG	GF FF SF
	1.2M HIGH LEVEL DOUBLE SWITCH SOCKET, 2 GANG	GF FF SF
	0.45M HIGH DOUBLE SWITCH EXTERNAL SOCKET, 2 GANG	GF FF SF GF
	DUAL VOLTAGE SHAVER SOCKET 115/230V	FF SF GF
>	1 GANG PLATE SWITCH	FF SF
2G	2 GANG PLATE SWITCH	GF FF SF
<u>□</u> <u>B</u> .T.	WHITE B.T. OPENREACH MASTER SOCKET NTE5A OR SIMILAR	GF FF SF
<u>A.</u> V.	SINGLE SCREENED TV AERIAL OUTLET	GF FF SF
	WHITE CAT6 ETHERNET NETWORK SOCKET	GF FF SF
	THERMOSTAT TO BE FITTED IN ALL KITCHEN/DINERS AS SHOWN. 7DAY TIMER; REFER TO MANUFACTURER / ELECTRICAL CONTRACTOR INFORMATION FOR SYSTEM SPECIFICATION	GF FF SF
	DENOTES 1.5M FLUORESCENT TUBE LIGHTING SPECIFICATION TBC WITH ELECTRICAL CONTRACTOR SUITABLE FOR INTENDED USAGE.	GF FF SF
V cu	CONSUMER UNIT LOCATION SPECIFICATION TBC WITH ELECTRICAL CONTRACTOR	GF FF SF
+	ELECTRIC SHOWER UNIT TO BE PROVIDED. SPECIFICATION TBC.	GF FF SF
T.RAIL	CHROME PLUMBED TOWEL RAIL. SPECIFICATION TBC WITH CLIENT.	GF FF SF
RADS.	PLUMBED HEATER. CONNECT TO EXISTING SYSTEM WHERE PREFERABLE.	GF FF SF
	SPECIFICATION TBC KITCHEN MECHANICAL VENTILATION. REFER TO PLAN LEGEND NOTES FOR REQUIREMENTS. SPECIFICATION TBC WITH PRINCIPLE CONTRACTOR.	GF FF SF
	BATHROOM AND EN-SUITE MECHANICAL VENTILATION . REFER TO PLAN LEGEND NOTES FOR REQUIREMENTS. SPECIFICATION TBC WITH PRINCIPLE CONTRACTOR.	GF FF SF
WTR	DENOTES WALL MOUNTED WATER METER LOCATIONS LOCATED IN APARTMENT LOBBIES. ELECTRICAL WIRING TO BE ADDED TO EACH UNIT DOWN TO METER CUPBOARD.	GF
, ELEC	DENOTES WALL MOUNTED ELECTRIC METER LOCATIONS LOCATED IN APARTMENT LOBBIES. ELECTRICAL WIRING TO BE ADDED TO EACH UNIT DOWN TO METER CUPBOARD.	GF
GAS	DENOTES WALL MOUNTED GAS METER LOCATIONS LOCATED IN APARTMENT LOBBIES. ELECTRICAL WIRING TO BE ADDED TO EACH UNIT DOWN TO METER CUPBOARD.	GF
		= 175 = 145 \$

REFER TO ELECTRICAL SPECIFICATION DOCUMENT FOR QUANTITIES. ALL ELECTRICAL LAYOUTS ARE TBC ON SITE. SPECIFICATIONS TBC WITH CLIENT PRIOR TO INSTALLATION

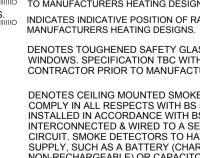
## PLAN LEGEND EXTERNAL WALL - RENDER FINISH (refer to elevations) 325mm FACING RENDER WALL; 100MM BLOCK WORK INNER AND OUTER LEAVES, 100MM CAVITY FULL FILL INSULATION TO BE APPLIED AS PER SPECIFICATION TO MEET APPROVED DOCUMENT REQUIREMENTS. 15MM PLASTERBOARD APPLIED INNER LEAF. SKIM TO FINISH DENOTES 100mm INTERNAL NON-LOADBEARING PARTITION WALL, AS PER SPECIFICATION. DENOTES 200mm INTERNAL NON-LOADBEARING PARTITION WALL, AS PER SPECIFICATION. DENOTES 200mm INTERNAL LOAD BEARING BLOCKWORK WALL, AS PER SPECIFICATION. 15MM PLASTERBOARD APPLIED EITHER SIDE. SKIM TO FINISH. DENOTES CAVITY CLOSER RADS. DENOTES MOVEMENT JOINTS. TBC ON SITE WITH BUILDING INSPECTOR KITCHEN TO BE VENTILATED BY A COOKER HOOD EXTRACT PROVIDING INTERMITTENT VENTILATION OF 30 I/s MIN. DUCTED IN CEILING/JOIST VOID OR DIRECTLY THROUGH AN EXTERNAL WALL TO THE OUTSIDE AIR IN ACCORDANCE WITH APPROVED DOCUMENT F, 5.1a EXTRACT VENTILATION RATES BATHROOM AND EN-SUITE TO BE VENTILATED BY CEILING MOUNTED MECHANICAL EXTRACTS AS SHOWN PROVIDING INTERMITTENT VENTILATION OF 15 I/s MIN. $\boxtimes$ DUCTED TO SOFFIT VENT OR GABLE VENT AS SHOWN BATHROOM AND EN-SUITE FANS WITH NO OPENABLE WINDOW TO BE OPERATED VIA THE LIGHT SWITCH AND TO HAVE A 15 MIN OVERRUN. W/C's WITH NO OPENABLE WINDOW TO BE VENTILATED BY WALL OR CEILING MOUNTED MECHANICAL EXTRA AS SHOWN PROVIDING INTERMITTENT VENTILATION OF 6 I/s MIN AND DUCTED TO OUTSIDE AIR.

PROPOSED DRAINAGE TO BE BOXED OUT VIA INSTALLATION OF 1.2M HEIGHT WALL TO PERMETER WHERE SHOWN. DWARF WALL TO FORM SHELVING AND TO HAVE EASILY ACCESSIBLE MAINTENANCE ACCESS VIA REMOVABLE SHELVING OR HIDDEN ACCESS PANEL. DENOTES PROPOSED RAIN WATER DRAINAGE. MIN 1/100 FALLS

DENOTES EXISTING RAIN WATER DRAINAGE. TBC ON SITE DENOTES PROPOSED WASTE WATER DRAINAGE. MIN 1/100 FALLS ---- DENOTES EXISTING WASTE WATER DRAINAGE. TBC ON SITE DENOTES PROPOSED FOUL DRAINAGE. MIN 1/40 FALLS ----- DENOTES EXISTING FOUL DRAINAGE. TBC ON SITE

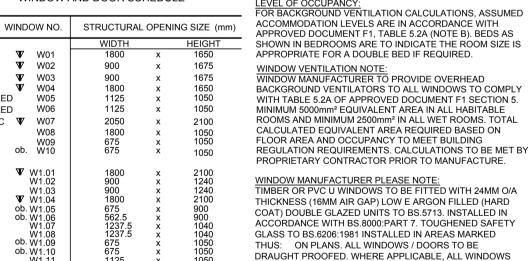


SQM SQM



WITH ELECTRICAL CONTRACTOR

CH: XXXX MM DENOTES PROPOSED CEILING HEIGHT



THUS: ON PLANS, ALL WINDOWS / DOORS TO BE DRAUGHT PROOFED. WHERE APPLICABLE, ALL WINDOWS ON FRONT ELEVATIONS TO HAVE MATCHING CASEMENTS AND REBATES SUFFICIENT TO ACCOMODATE MINIMUM 24MM O/A SEALED UNITS.

CORRESPONDING WINDOWS TO BE MANUFACTURED WITH 90mm STUB CILL - ALL OTHER DOORS / WINDOWS TO HAVE MIN 155MM SECTION CILLS.

LL WINDOW AND DOOR DETAILS AND SIZES TO BE AKEN AS A GUIDE. WINDOW / DOOR MANUFACTURERS O DO SITE SURVEY PRIOR TO MANUFACTURING DOORS

ALL FABRICATION SIZES TO BE TAKEN FROM CONSTRUCTED OPENING SIZE.

★ DENOTES WINDOWS TO BE SUPPLIED AS FIRE ESCAPE. DENOTES FIRE DOORS TO BE INSTALLED AS PER APPROVED DOCUMENTS PART B; IN PARTICULAR TO

W DENOTES TOUGHENED SAFETY GLASS TO B.S. 6206 ALL EXTERNAL DOORS AND WINDOWS SHOULD BE MADE TO A DESIGN THAT HAS BEEN SHOWN BY TEST TO MEET

ALL INNER ROOMS WHERE APPLICABLE AND ALL FIRST FLOOR HABITABLE ROOMS TO BE PROVIDED WITH AN ESCAPE WINDOW (OR EXTERNAL DOOR) WHICH COMPLIES WITH

UNOBSTRUCTED OPENING CASEMENT AREA TO BE AT LEAST 0.33M<sup>2</sup> AND AT LEAST 450MM HIGH AND 450MM WIDE. BOTTOM OF WINDOWS TO BE NOT MORE THAN 1100MM AND NOT LESS THAN 800MM ABOVE THE FLOOR MIN. ESCAPE WINDOWS TO HAVE NON LOCKABLE FASTENERS AND HINGED TO ACHIEVE THE MIN. OPENING REQUIRED.

FITTED WITH A DOOR CHAIN OR LIMITER AND DOOR VIEWER SUCH AS A PEEPHOLE, GLAZED SCREEN OR DOOR ENTRY SYSTEM.

CALCULATED EQUIVALENT AREA REQUIRED BASED ON REGULATION REQUIREMENTS. CALCULATIONS TO BE MET BY PROPRIETARY CONTRACTOR PRIOR TO MANUFACTURE.

WINDOW MANUFACTURER PLEASE NOTE: TIMBER OR PVC U WINDOWS TO BE FITTED WITH 24MM O/A THICKNESS (16MM AIR GAP) LOW E ARGON FILLED (HARD COAT) DOUBLE GLAZED UNITS TO BS.5713. INSTALLED IN

GLASS TO BS.6206:1981 INSTALLED IN AREAS MARKED

ob. DENOTES OBSCURE GLASS.

APPENDIX B

THE SECURITY REQUIREMENTS OF BRITISH STANDARDS PUBLICATION PAS 24:2012

PPROVED DOCUMENT B1 OF THE 2013 BUILDING REGULATIONS:-

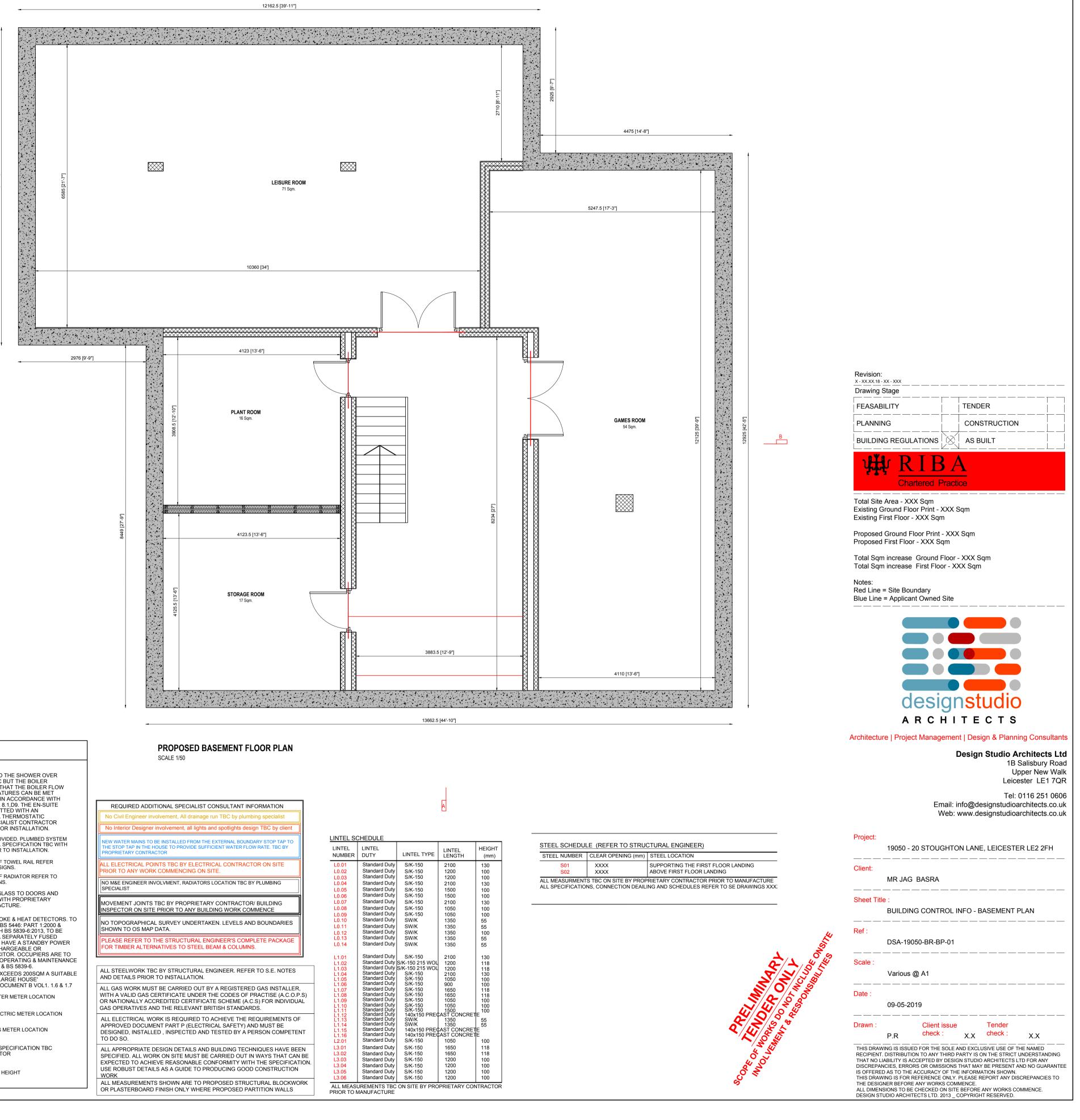
THE MAIN ENTRANCE DOOR INTO THE DWELLING SHOULD BE

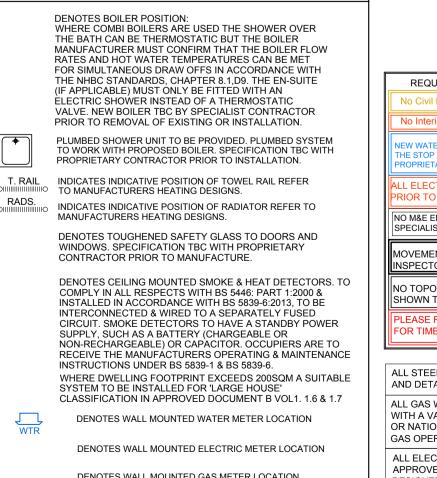
ACCORDANCE WITH BS.8000:PART 7. TOUGHENED SAFETY

N.B. WHERE RECONSTRUCTED STONE CILLS ARE USED,

STRUCTURAL OPENING DIMENSIONS DENOTES DOOR INCLUDING DOOR FRAME TO BE PROVIDED

ALL SKYLIGHTS TO SPECIALIST DETAIL, FITTINGS AND





DENOTES WALL MOUNTED GAS METER LOCATION

CONSUMER UNIT LOCATION SPECIFICATION TBC

